



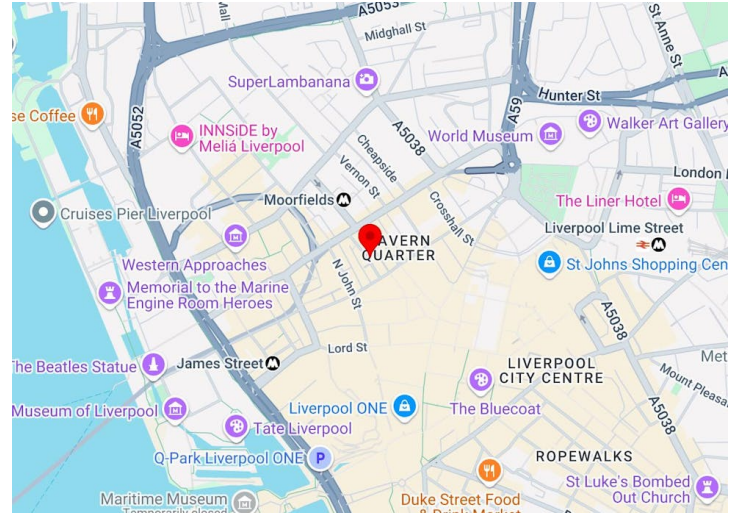
## Office For Sale or To Let

- Suspended ceiling incorporating lighting
- New carpet to be fitted
- Perimeter trunking
- Air conditioning (comfort cooling)
- Storage space
- Newly fitted kitchen
- Title Number: MS522021

# 3 Temple Square

Liverpool, L2 5RH

AVISON  
YOUNG



## Summary

<b>Available Size</b>	3,422.92 sq ft / 318 sq m
<b>Price</b>	£380,000
<b>Business Rates</b>	Interested parties should make their own enquiries with the Local Authority to verify this information
<b>Service Charge</b>	£4,376.76 per annum
<b>Estate Charge</b>	Upon Enquiry
<b>EPC</b>	C

## Property Highlights

3 Temple Square is situated off Dale Street in the heart of Liverpool City Centre. The building is located central to the Business District and Retail Core, thus, benefitting from a wide range of amenities, excellent public transport links and leisure offerings.

The building is located within a mixed-use setting; residential apartments above, office use surrounding and café offerings. The office has a communal entrance and toilet facilities.

## Location

The property is situated off Dale Street in the heart of Liverpool City Centre. The building is located central to the Business District and Retail Core, thus, benefitting from a wide range of amenities, excellent public transport links and leisure offerings.

The building is located within a mixed-use setting with residential apartments above and office's in the surrounding areas. There are also a number of cafe's in the vicinity.

## Specification

Suspended ceiling incorporating lighting  
New carpet to be fitted  
Perimeter trunking  
Air conditioning

(comfort cooling) Storage space  
Newly fitted kitchen

## Viewings

Strictly by appointment

## EPC

A certificate is available upon application

## Services and Planning

The property benefits from B1 use







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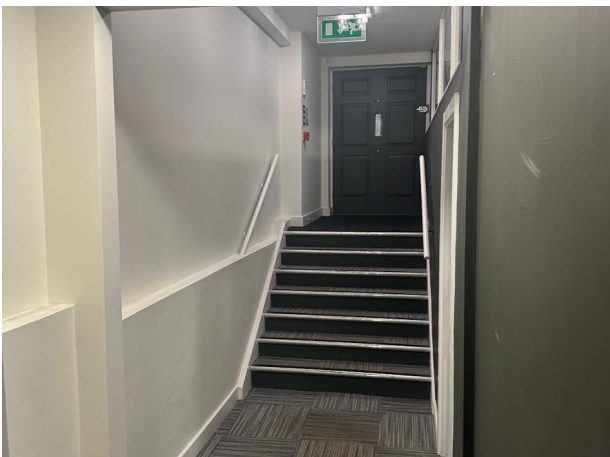






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